



SHERMAN TOWN CENTER

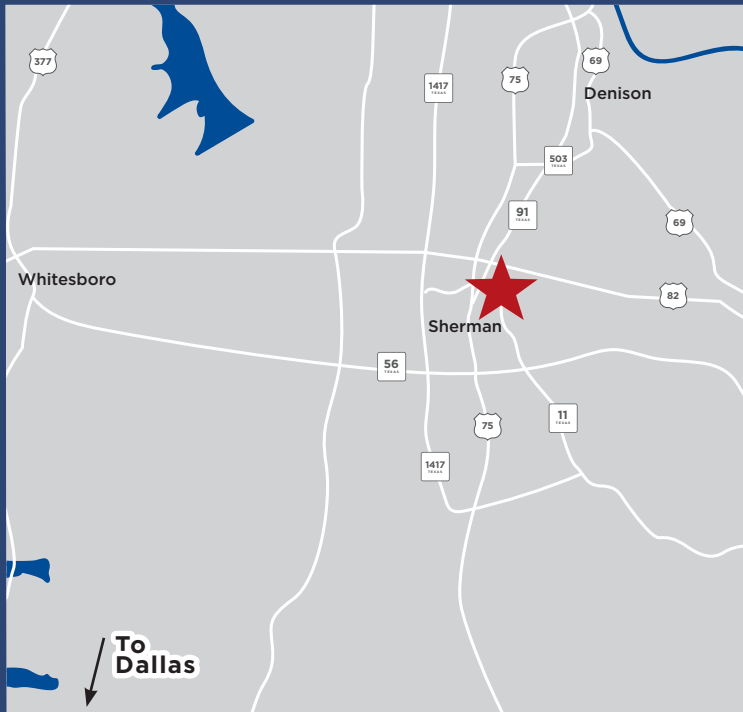
Pad Sites & End Caps In North Texas Shopping Destination - Available For Sale

NWQ & SWQ of I-75 & Loy Lake Rd. | Sherman, Texas



Meredith McLeod-Cobb | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



\$72K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 20 MILE
RADIUS



TRAFFIC COUNT

62,980 VPD on Hwy 75 south of Hwy 82
18,969 VPD on Hwy 82

Source: TXDOT, 2016 and 2017



MAJOR AREA BUSINESSES



TARGET



The Best Seat In Town



where the healthy pets go



**SHERMAN
TOWN CENTER**

LARGEST REGIONAL SHOPPING CENTER between Dallas and Oklahoma City

Serves as a **DESTINATION SPOT** for **DINING, SHOPPING** and **ENTERTAINMENT** for North Texas and Southern Oklahoma

Center includes **NATIONAL RETAILERS** such as Target, Petco, Ross Dress For Less, Walmart Supercenter and The Home Depot

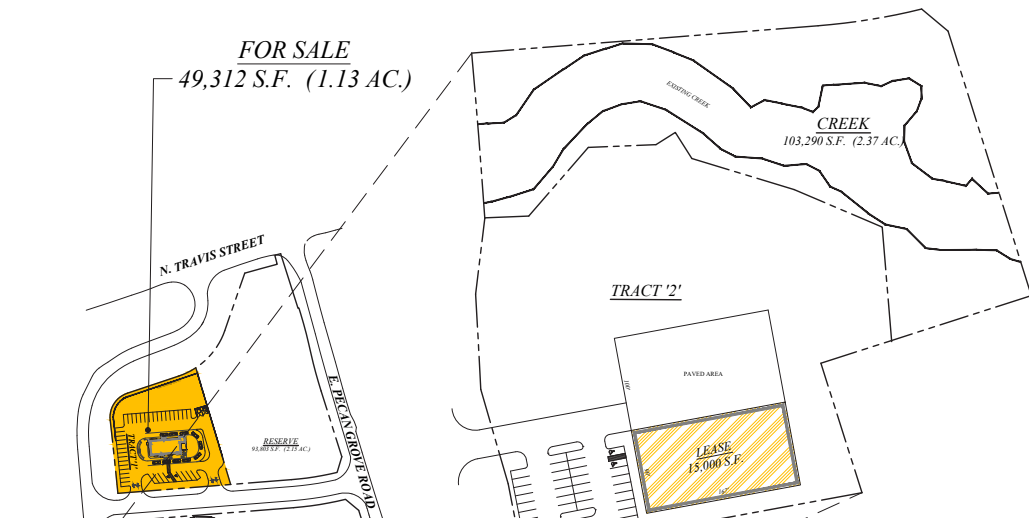
HIGH TRAFFIC VOLUME on Hwy 75

SPACE AVAILABLE:

- Pad Sites - 49,312 SF
- 3.4 Acres
- End Caps - 4,600 SF
- 1,845 SF

Meredith McLeod-Cobb
832.470.2948
mmcleodcobb@newquest.com





DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	49,312	1.13	2,724	39	14.32	5.52
TRACT '2'	148,065	3.40	15,000	24	1.60	10.13
SUBTOTAL	197,377	4.53	17,724	63	3.55	8.98
CREEK	103,290	2.37				
DETENTION	46,958	1.08				
RESERVE	93,803	2.15				
SUBTOTAL	244,052	5.60				
TOTAL	441,428	10.13				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP113 DATE: 02.15.19

RETAIL BUILDING 3B		
NO.	NAME	LEASE AREA
1	MOOYAH BURGERS	2,100 S.F.
2	TOTAL NUTRITION	1,155 S.F.
3	GREAT CLIPS	900 S.F.
4	AVAILABLE	1,845 S.F.
TOTAL		6,000 S.F.

RETAIL BUILDING 5		
NO.	NAME	LEASE AREA
1	KAY JEWELERS	2,555 S.F.
2	NAIL SALON	1,395 S.F.
3	SLEEP NUMBER	2,450 S.F.
TOTAL		6,400 S.F.

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '3'	39,647	0.91	8,400	56	6.67	21.19
TRACT '3B'	44,166	1.01	6,000	52	8.67	13.58
TRACT '5'	56,586	1.30	6,400	45	7.03	11.31
PAD '1A'	51,656	1.19	8,400	61	7.26	16.26
SUBTOTAL	192,055	4.41	29,200	214	7.33	15.20
RESERVE	174,029	4.00				
SUBTOTAL	174,029	4.00				
TOTAL	366,084	8.40				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP100 DATE: 03.09.16

AVAILABLE

* PORTIONS OF THE SHOPPING CENTER SHOWN OWNED BY OTHERS.

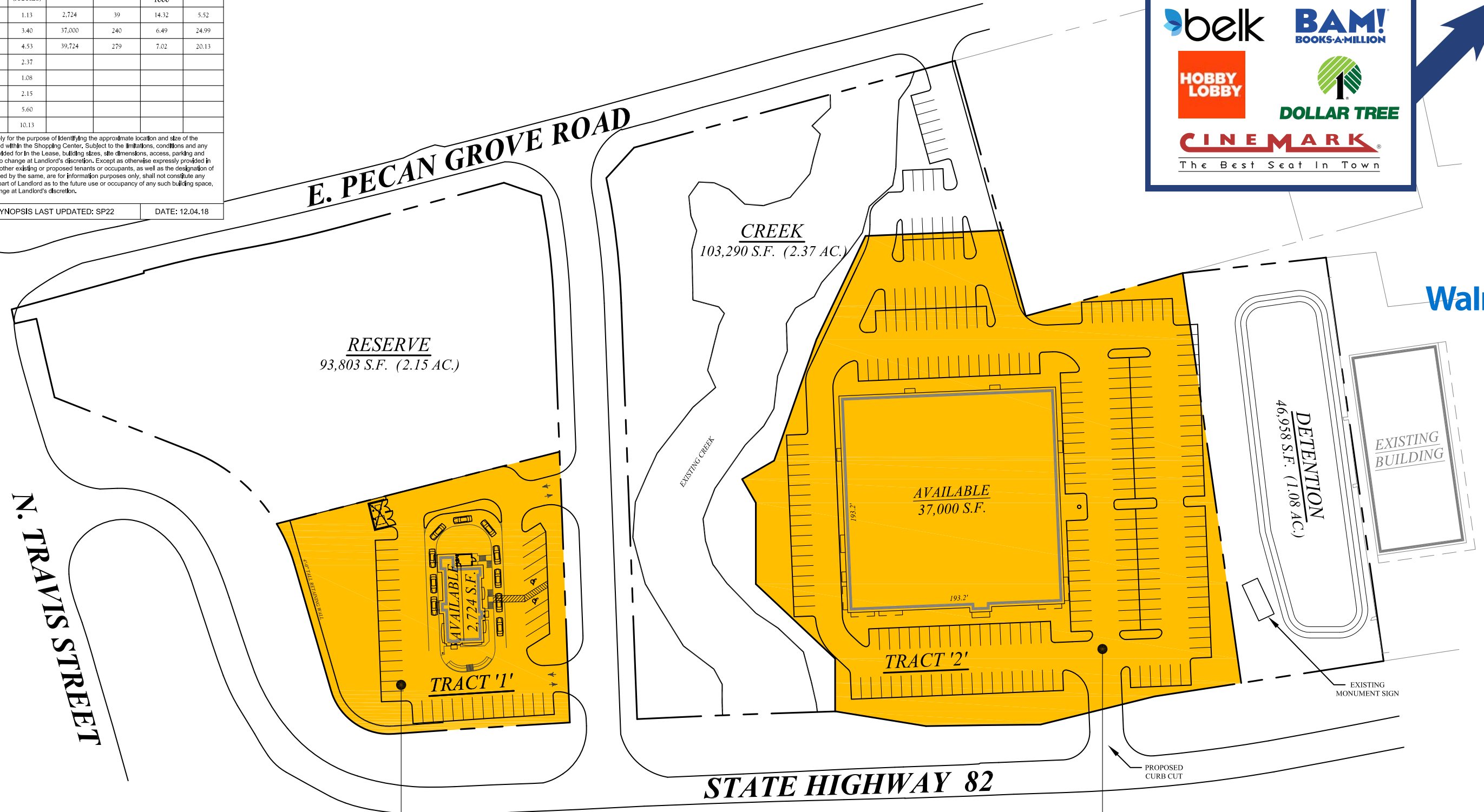


DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	49,312	1.13	2,724	39	14.32	5.52
TRACT '2'	148,065	3.40	37,000	240	6.49	24.99
SUBTOTAL	197,377	4.53	39,724	279	7.02	20.13
CREEK	103,290	2.37				
DETENTION	46,958	1.08				
RESERVE	93,803	2.15				
SUBTOTAL	244,052	5.60				
TOTAL	441,428	10.13				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center, subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP22 DATE: 12.04.18

AVAILABLE



FOR SALE
49,312 S.F. (1.13 AC.)

FOR SALE
148,065 S.F. (3.40 AC.)

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

	5 Miles	10 Miles	20 Miles	Trade Area
POSTAL COUNTS				
Current Households	20,208	36,753	63,392	234,479
Current Population	50,453	92,421	159,185	584,796
2010 Census Average Persons per Household	2.50	2.52	2.51	2.50
2010 Census Population	43,751	78,350	132,756	511,040
Population Growth 2010 to 2018	19.38%	20.88%	22.19%	18.06%
CENSUS HOUSEHOLDS				
1 Person Household	29.23%	27.37%	25.59%	26.81%
2 Person Households	32.82%	34.17%	36.00%	35.42%
3+ Person Households	37.94%	38.46%	38.42%	37.77%
Owner-Occupied Housing Units	58.10%	64.20%	70.41%	70.05%
Renter-Occupied Housing Units	41.90%	35.80%	29.59%	29.95%
RACE AND ETHNICITY				
2018 Estimated White	70.94%	76.18%	81.00%	75.71%
2018 Estimated Black or African American	10.52%	8.97%	6.01%	5.77%
2018 Estimated Asian or Pacific Islander	2.41%	1.95%	1.45%	1.05%
2018 Estimated Other Races	14.70%	11.31%	9.67%	12.26%
2018 Estimated Hispanic	20.88%	16.19%	12.64%	9.77%
INCOME				
2018 Estimated Average Household Income	\$66,848	\$69,893	\$71,741	\$65,135
2018 Estimated Median Household Income	\$53,080	\$54,608	\$56,918	\$50,419
2018 Estimated Per Capita Income	\$26,566	\$27,759	\$28,484	\$26,469
EDUCATION (AGE 25+)				
2018 Estimated High School Graduate	28.65%	30.88%	31.62%	34.37%
2018 Estimated Bachelors Degree	13.40%	12.80%	13.17%	12.82%
2018 Estimated Graduate Degree	8.81%	7.58%	7.12%	6.90%
AGE				
2018 Median Age	35.2	37.4	39.5	38.9

Our quest
is your success.

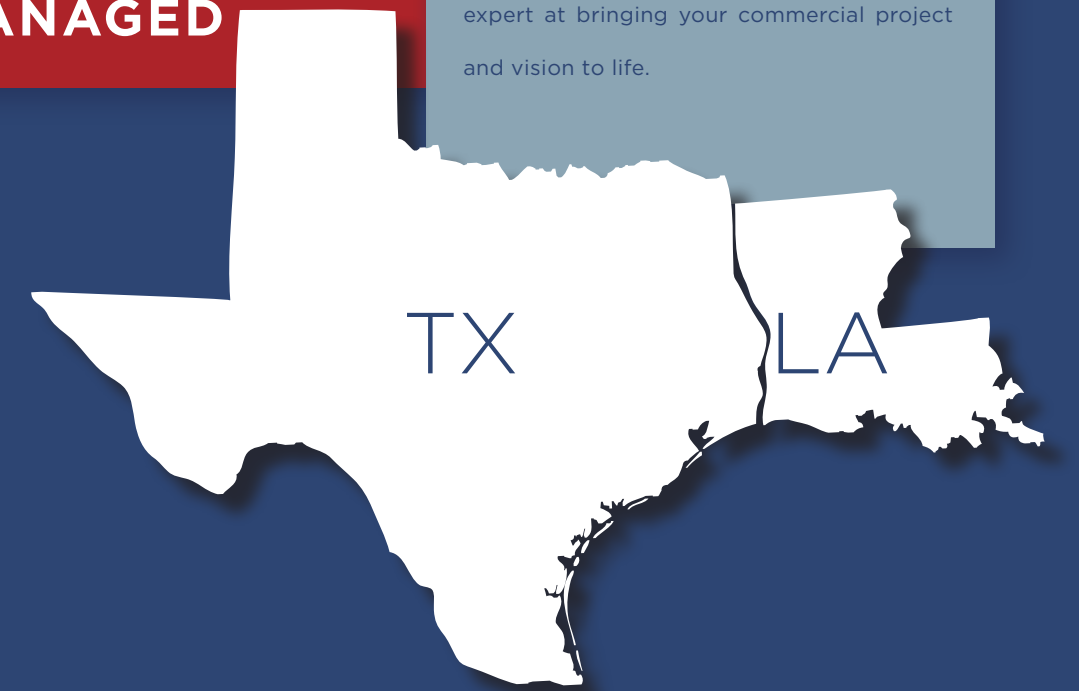
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev. 04.23.19 DK